



**Bewick Court, Clayton Heights, Bradford, BD6 3XF**

- **First Floor Apartment with Own Entrance** ● **Two Bedrooms** ●
- **Allocated Parking & Communal Grounds** ●
- \*LEASEHOLD | COUNCIL TAX BAND: B | EPC: C**
- Priced at £89,950**

### Directions

From our office on Thornton Road, continue up Thornton Road and turn left onto Cemetery Road. At the top turn right onto Clayton Road. Then turn left on to Hollingwood Lane. At the top turn right onto Great Horton Road and through the traffic lights which then continues onto Highgate Road. Turn left into Westwood Park and first right and immediately right into Bewick Court. Park in a VP bay on your right and our agent will greet you.

### Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM FIRST FLOOR APARTMENT IN BD6. This would make a great first home or rental purchase. \*Lease Length 999 Years circa 1 March 1999. \*Peppercorn Ground Rent and Service Charges £582.22 for 2024/2025.

### Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

### Entrance/Stairs

Through a Upvc door with a double glazed window, a radiator and the consumer unit. With stairs to the first floor with a cupboard housing the boiler.

### Kitchen 8' 5" x 7' 9" (2.568m x 2.369m)

With a double glazed window, a radiator, a stainless steel look sink with a mixer tap, wall and base units, tiling, work surfaces, an inset gas hob, and electric oven, an extractor hood, a textured ceiling and laminate look flooring.

### Bathroom 8' 5" x 6' 3" (2.568m x 1.894m)

Shapely with a frosted double glazed window, a radiator, a bath with mixer tap, a toilet, a hand basin set within vanity ware, a fitted mirror with lighting, an extractor fan, a separate shower, tiled walls, a textured ceiling and laminate look flooring.

### Bedroom One 11' 8" x 9' 1" (3.553m x 2.759m)

With a double glazed window, a radiator, a suite of fitted furniture, a store cupboard and a textured ceiling.

### Bedroom Two 9' 1" x 8' 5" (2.768m x 2.559m)

With a double glazed window, a radiator and a textured ceiling.

### Gardens & Parking

The grounds are communal and there is an allocated parking space for this property. Short stay visitors may park within the visitors parking bays. This property also has a water meter and an in property stop cock.

### Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for O2.

### Local Authority

Bradford Council Tax Band B £1579.38 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Friday. This property is not in a conservation area. The flood risk in this area is low. This property may be in a coal mining area.

### Free Market Appraisals

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

### Mortgage Advice & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

**[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)**

**Dinsdales Estates**

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